



Coverdale Road

Solihull, West Midlands, B92 7NR

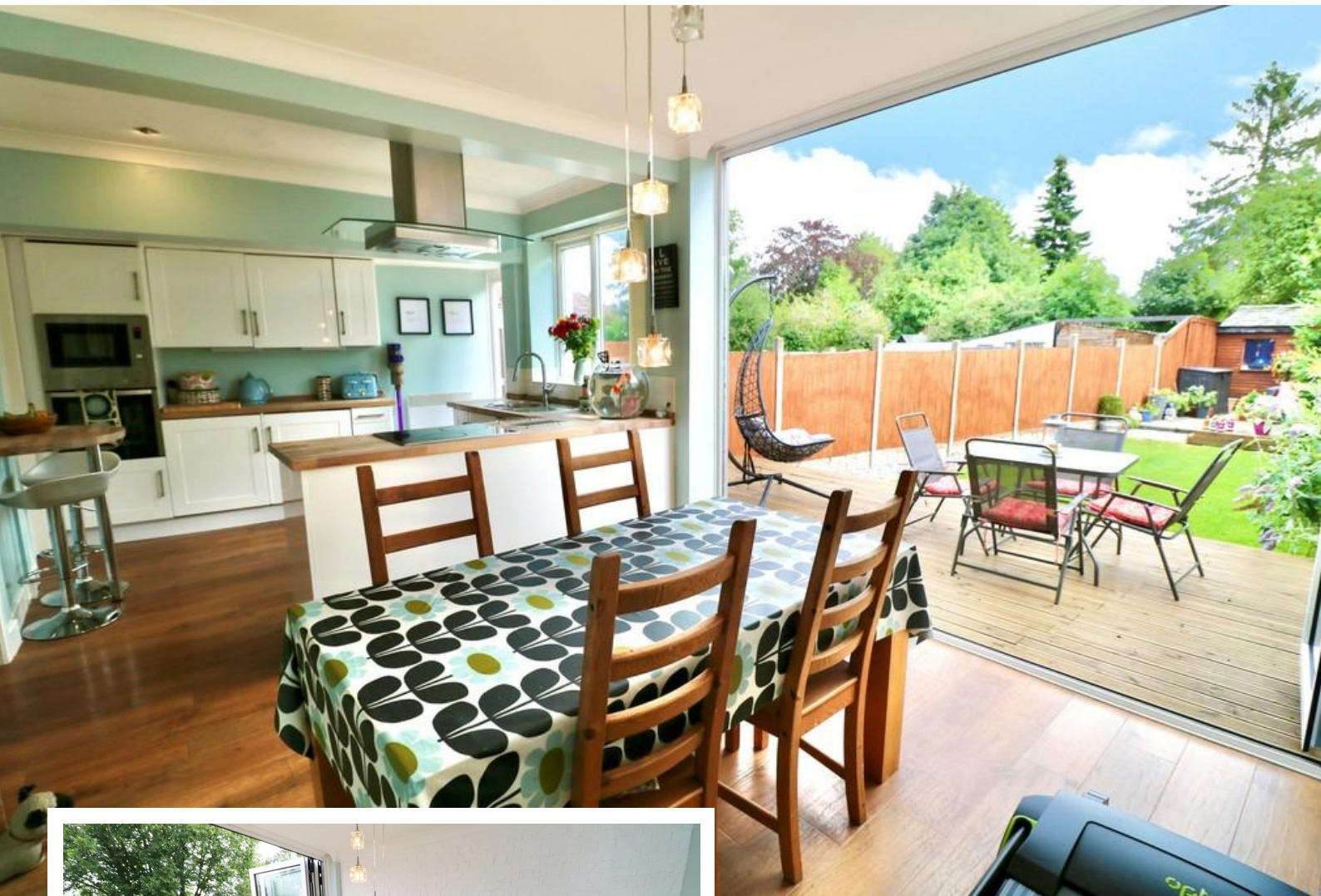
- A Beautifully Presented & Extended Semi Detached Family Home
- Three Bedrooms, En-Suite Shower Room & Four Piece Family Bathroom
- Attractive Lounge
- Dining Kitchen With Folding Doors To Rear Garden

Offers Over

£350,000

EPC Rating 'TBC'





Property Description

Conveniently situated with easy access to the M42 motorway, NEC, Birmingham International Airport and Railway Station. Olton Railway Station is situated at the end of St Bernards Road from where the commuter service provides access to Birmingham City Centre and in the opposite direction to London Marylebone via Solihull Railway Station. There is a wide selection of shops along the A41 Warwick Road including the popular Dovehouse Parade and an excellent choice of shops can be found in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store.

The property is set back from the road behind an artificial lawned fore garden and block paved driveway providing off road parking extending to composite front door leading into



Enclosed Porch

With storage, spot lights to ceiling and door leading into

Entrance Hall

With ceiling light point, schoolhouse style radiator, laminate flooring, stairs leading to the first floor accommodation and doors leading off to

Guest WC

With low flush WC, wall mounted wash hand basin, spot lights to ceiling and laminate flooring

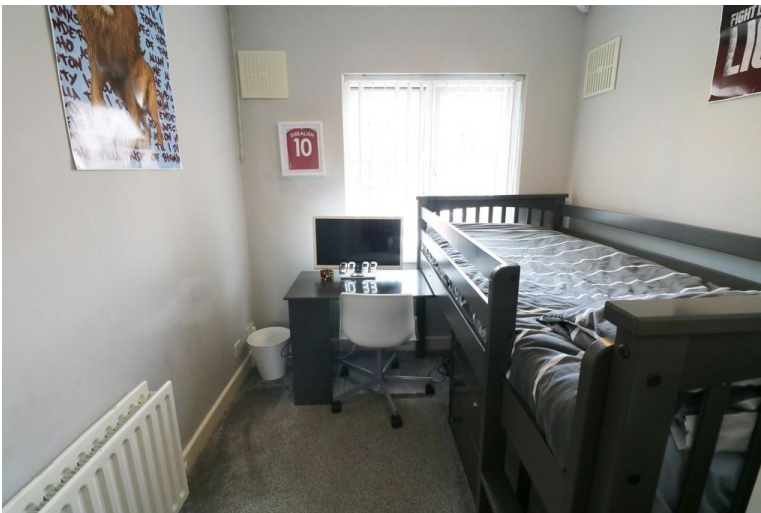


Attractive Lounge to Front

14' 8" plus bay x 10' 4" (4.47m x 3.15m) With double glazed bay window to front elevation, spot lights to ceiling, schoolhouse style radiator and laminate flooring

Family Room/Home Office to Front

14' 10" x 7' 9" max (4.52m x 2.36m) With double glazed bow window to front elevation, radiator and spot lights to ceiling



Dining Kitchen to Rear

20' 11" x 10' 5" (6.38m x 3.18m) Being fitted with a range of wall, drawer and base units, complementary butcher block work surfaces with matching upstands, sink and drainer unit with mixer tap, tiling to splashback areas, four ring hob with extractor canopy over, inset eye-level electric oven, grill and microwave oven, integrated dishwasher, fridge and freezer, under-cupboard lighting, double glazed window and door to rear, feature folding doors leading out to the rear garden, half moon breakfast bar, schoolhouse style radiator, laminate flooring, coving to ceiling and ceiling light points

Utility

Having wall and base units with work surface over, ceiling light point and space and plumbing for washing machine



Accommodation on the First Floor

Landing

With access to loft space via drop down ladder, obscure double glazed window to side and doors leading off to

Bedroom One to Rear

10' 3" x 14' 0" max (3.12m x 4.27m) With double glazed window to rear elevation, radiator, ceiling light point and door leading into



En-Suite Shower Room

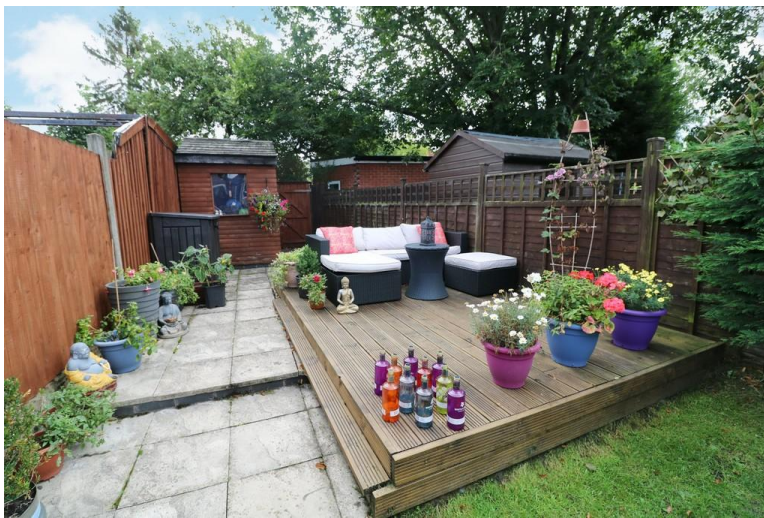
Having a tiled shower enclosure and wall mounted corner wash hand basin, tiling to water prone areas, laminate flooring and spot lights to ceiling

Bedroom Two to Front

11' 0" plus bay x 9' 1" max (3.35m x 2.77m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Three to Front

7' 0" x 7' 2" (2.13m x 2.18m) With double glazed window to front elevation, radiator and ceiling light point



Modern Four Piece Family Bathroom to Rear

Being fitted with a modern four piece white suite comprising panelled bath centralised mixer tap and shower attachment, low flush WC, wall mounted wash hand basin and corner shower cubicle, obscure double glazed window to rear, complementary tiling to water prone areas and floor, schoolhouse style radiator and spot lights to ceiling

Pleasant Rear Garden

Being mainly laid to lawn with decked patio, further paved and decked patio to rear, timber storage shed, shrub borders, fencing to boundaries and gated rear access

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges.